

Planning Scheme Policy

ACID SULPHATE SOILS

Application

The Policy applies to any development application to which the Potential or Actual Acid Sulfate Soil Material Code applies.

Intent This Policy is intended to support the local dimension of the Planning Scheme by ensuring that development takes account of the presence of acid sulfate soils.

Objectives

The objectives of this Policy are:

- To ensure that Council as the Assessment Manager for a development application receives all relevant information relating to acid sulfate soils at the time of lodgement of the application; and
- To ensure that the potential risks associated with disturbing acid sulfate soils are addressed.

Definitions

In this policy the following definitions apply:

“AHD” means Australian Height Datum.

“Applicant” has the meaning given to it in the *Integrated Planning Act 1997*.

“Development” has the meaning given to it in the *Integrated Planning Act 1997*.

“Development Application” has the meaning given to it in the *Integrated Planning Act 1997*.

“Site” means the site on which the development is proposed.

“Acid Sulfate Soils” means the common name given to naturally occurring sediments and soils containing iron sulphides (principally iron disulfide (commonly known as pyrite), iron monosulfide or their precursors). The exposure of the sulfide in these soils to oxygen (e.g. by drainage or excavation) leads to the generation of sulfuric acid. Note: The term acid sulfate soil generally includes both actual and potential acid sulfate soils. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soil horizons.

Information Council May Request

Where this Policy applies, Council may request the following information to be provided:

- The height of the site in metres AHD;
- The lowest point in metres AHD of any proposed excavation, together with the maximum volume of excavation below 5 metres AHD;
- The height in metres AHD of any land to be filled, together with the volume and thickness of the fill to be placed on land below 5 metres AHD;
- Site specific information confirming that the site does not contain acid sulfate soils;
or

A detailed acid sulfate soils report to determine:

- Whether acid sulfate soils are present in the area to be disturbed by the development; and
- If present, the location, depth and existing/potential acidity of acid sulfate soils relative to the proposed disturbance;
- If acid sulfate soils are to be disturbed by the proposed development, a comprehensive acid sulfate soils management strategy outlining how the proposed development will ensure that the release of acid and associated metal contaminants into the environment is avoided.

Any acid sulfate soils report or acid sulfate soils management strategy is to be prepared in accordance with the State Planning Policy 2/02 Guideline: Planning and Managing Development Involving Acid Sulfate Soils.



This policy is to remain in force until otherwise determined by Council.

General Manager Responsible for Review:

Development Assessment

ORIGINALLY ADOPTED: 27/1/2005
CURRENT ADOPTION: 5/12/2012
DUE FOR REVISION: 31/12/2014
REVOKED/SUPERSEDED: